

**SNAPSHOT of HOME Program Performance--As of 06/30/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Ocean County Consortium State: NJ

PJ's Total HOME Allocation Received: \$19,576,248 PJ's Size Grouping\*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	<div>27</div>		
<b><u>Program Progress:</u></b>							
% of Funds Committed	<div>90.93</div> %	<div>91.13</div> %	<div>21</div>	<div>92.82</div> %	<div>32</div>	<div>32</div>	
% of Funds Disbursed	<div>84.13</div> %	<div>81.36</div> %	<div>14</div>	<div>82.38</div> %	<div>46</div>	<div>46</div>	
Leveraging Ratio for Rental Activities	<div>3.45</div>	<div>4.44</div>	<div>17</div>	<div>4.55</div>	<div>35</div>	<div>42</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>80.86</div> %	<div>85.57</div> %	<div>20</div>	<div>80.69</div> %	<div>33</div>	<div>27</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>66.53</div> %	<div>65.31</div> %	<div>13</div>	<div>67.01</div> %	<div>42</div>	<div>41</div>	
<b><u>Low-Income Benefit:</u></b>							
% of 0-50% AMI Renters to All Renters	<div>64.29</div> %	<div>82.85</div> %	<div>24</div>	<div>79.23</div> %	<div>11</div>	<div>14</div>	
% of 0-30% AMI Renters to All Renters***	<div>28.57</div> %	<div>44.34</div> %	<div>23</div>	<div>44.47</div> %	<div>20</div>	<div>23</div>	
<b><u>Lease-Up:</u></b>							
% of Occupied Rental Units to All Completed Rental Units***	<div>57.14</div> %	<div>95.80</div> %	<div>27</div>	<div>93.93</div> %	<div>3</div>	<div>2</div>	
<b><u>Overall Ranking:</u></b>			In State:	<div>25</div> / <div>27</div>	Nationally:	<div>18</div>	<div>19</div>
<b><u>HOME Cost Per Unit and Number of Completed Units:</u></b>							
Rental Unit	<div>\$55,170</div>	<div>\$26,611</div>		<div>\$24,984</div>	<div>70</div> Units	<div>6.90</div> %	
Homebuyer Unit	<div>\$7,782</div>	<div>\$16,432</div>		<div>\$14,192</div>	<div>248</div> Units	<div>24.50</div> %	
Homeowner-Rehab Unit	<div>\$26,674</div>	<div>\$14,952</div>		<div>\$20,036</div>	<div>123</div> Units	<div>12.20</div> %	
TBRA Unit	<div>\$8,639</div>	<div>\$7,702</div>		<div>\$3,164</div>	<div>571</div> Units	<div>56.40</div> %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Ocean County Consortium NJ

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
<b>PJ:</b>	\$84,816	\$125,964	\$24,908
<b>State:*</b>	\$96,508	\$90,538	\$16,962
<b>National:**</b>	\$86,663	\$70,545	\$22,663

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 1.1

	Rental %	Homebuyer %	Homeowner %	TBRA %
<b>RACE:</b>				
White:	<span style="border: 1px solid black; padding: 2px;">63.2</span>	<span style="border: 1px solid black; padding: 2px;">86.3</span>	<span style="border: 1px solid black; padding: 2px;">86.2</span>	<span style="border: 1px solid black; padding: 2px;">75.1</span>
Black/African American:	<span style="border: 1px solid black; padding: 2px;">31.6</span>	<span style="border: 1px solid black; padding: 2px;">4.0</span>	<span style="border: 1px solid black; padding: 2px;">8.9</span>	<span style="border: 1px solid black; padding: 2px;">15.2</span>
Asian:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>
Native Hawaiian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Asian and White:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.5</span>
Black/African American and White:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
American Indian/Alaska Native and Black:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>
Other Multi Racial:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.7</span>
Asian/Pacific Islander:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">1.6</span>	<span style="border: 1px solid black; padding: 2px;">0.2</span>

### ETHNICITY:

Hispanic	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">8.1</span>	<span style="border: 1px solid black; padding: 2px;">3.3</span>	<span style="border: 1px solid black; padding: 2px;">7.9</span>
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### HOUSEHOLD SIZE:

1 Person:	<span style="border: 1px solid black; padding: 2px;">14.0</span>	<span style="border: 1px solid black; padding: 2px;">28.6</span>	<span style="border: 1px solid black; padding: 2px;">17.1</span>	<span style="border: 1px solid black; padding: 2px;">12.3</span>
2 Persons:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">24.6</span>	<span style="border: 1px solid black; padding: 2px;">17.9</span>	<span style="border: 1px solid black; padding: 2px;">28.9</span>
3 Persons:	<span style="border: 1px solid black; padding: 2px;">12.3</span>	<span style="border: 1px solid black; padding: 2px;">19.4</span>	<span style="border: 1px solid black; padding: 2px;">22.8</span>	<span style="border: 1px solid black; padding: 2px;">25.7</span>
4 Persons:	<span style="border: 1px solid black; padding: 2px;">45.6</span>	<span style="border: 1px solid black; padding: 2px;">12.1</span>	<span style="border: 1px solid black; padding: 2px;">27.6</span>	<span style="border: 1px solid black; padding: 2px;">19.1</span>
5 Persons:	<span style="border: 1px solid black; padding: 2px;">10.5</span>	<span style="border: 1px solid black; padding: 2px;">12.1</span>	<span style="border: 1px solid black; padding: 2px;">9.8</span>	<span style="border: 1px solid black; padding: 2px;">8.4</span>
6 Persons:	<span style="border: 1px solid black; padding: 2px;">7.0</span>	<span style="border: 1px solid black; padding: 2px;">2.0</span>	<span style="border: 1px solid black; padding: 2px;">4.1</span>	<span style="border: 1px solid black; padding: 2px;">3.9</span>
7 Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">1.4</span>
8 or more Persons:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.8</span>	<span style="border: 1px solid black; padding: 2px;">0.0</span>	<span style="border: 1px solid black; padding: 2px;">0.4</span>

### HOUSEHOLD TYPE:

Single/Non-Elderly:	<span style="border: 1px solid black; padding: 2px;">19.3</span>	<span style="border: 1px solid black; padding: 2px;">30.6</span>	<span style="border: 1px solid black; padding: 2px;">22.8</span>	<span style="border: 1px solid black; padding: 2px;">13.8</span>
Elderly:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">2.8</span>	<span style="border: 1px solid black; padding: 2px;">20.3</span>	<span style="border: 1px solid black; padding: 2px;">3.7</span>
Related/Single Parent:	<span style="border: 1px solid black; padding: 2px;">36.8</span>	<span style="border: 1px solid black; padding: 2px;">29.4</span>	<span style="border: 1px solid black; padding: 2px;">23.6</span>	<span style="border: 1px solid black; padding: 2px;">52.0</span>
Related/Two Parent:	<span style="border: 1px solid black; padding: 2px;">40.4</span>	<span style="border: 1px solid black; padding: 2px;">30.2</span>	<span style="border: 1px solid black; padding: 2px;">30.9</span>	<span style="border: 1px solid black; padding: 2px;">26.1</span>
Other:	<span style="border: 1px solid black; padding: 2px;">1.8</span>	<span style="border: 1px solid black; padding: 2px;">6.9</span>	<span style="border: 1px solid black; padding: 2px;">2.4</span>	<span style="border: 1px solid black; padding: 2px;">4.4</span>

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	<span style="border: 1px solid black; padding: 2px;">57.9</span>	<span style="border: 1px solid black; padding: 2px;">1.2</span> <sup>#</sup>
HOME TBRA:	<span style="border: 1px solid black; padding: 2px;">0.0</span>	
Other:	<span style="border: 1px solid black; padding: 2px;">7.0</span>	
No Assistance:	<span style="border: 1px solid black; padding: 2px;">35.1</span>	

**# of Section 504 Compliant Units / Completed Units Since 2001** 40

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM —**  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

**Participating Jurisdiction (PJ):** Ocean County Consortium



**State:** NJ

**Group Rank:** 18  
**(Percentile)**

**State Rank:** 25 / 27 PJs

**Overall Rank:** 19  
**(Percentile)**

**Summary:** 2 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	<b>80.86</b>	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	<b>66.53</b>	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	<b>64.29</b>	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	<b>57.14</b>	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	<b>2.33</b>	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

